

THE ISLANDER CONDOMINIUM
A PORTION OF THE ELMORE DONATION LAND CLAIM
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION - PHASE 1:

The adjoining condominium plan of The Islander embraces all of the following described parcel:

A portion of the William Elmore D.L.C., Island County, Washington, described as follows:
Commencing at a point lying 1299.55 feet North 0°16'06" East, parallel to the West line of said D.L.C. and 1792.50 feet, South 89°35'47" East parallel to the South line of said D.L.C., from the Southwest corner of said William Elmore D.L.C.; said point also being the Southeast corner of the plat of Pirtale, as platted and recorded in Volume 12 of Plats, on pages 53 and 54, Records of Island County, Washington; thence North 0°16'06" East along said plat for a distance of 359.92 feet to a point of intersection with the North right-of-way line of 875th Avenue West as conveyed under Auditor's File No. 321891, the True Point of Beginning; thence North 0°16'06" East along the East line of said plat for a distance of 220.43 feet; thence South 89°43'54" East for a distance of 139.18 feet; thence South 0°16'06" West for a distance of 125.72 feet to the beginning of a curve to the right whose central angle bears North 89°43'54" West for a radial distance of 302.35 feet; thence along said curve for an arc distance of 56.75 feet to the beginning of a curve to the right whose central angle bears North 78°58'37" West for a radial distance of 25.00 feet; thence along said curve for an arc distance of 35.30 feet to the beginning of a curve to the right whose central angle bears South 1°55'28" West for a radial distance of 216.00 feet; thence along said curve for an arc distance of 19.51 feet to the beginning of a curve to the left whose central angle bears North 19°42'57" West for a radial distance of 90.00 feet; thence along said curve for an arc distance of 31.39 feet to the True Point of Beginning.

ROAD RIGHT-OF-WAY FOR 85th NW STREET (to be deeded to City of Oak Harbor):

A portion of the William Elmore D.L.C., Island County, Washington, described as follows:

Commencing at a point lying 1299.55 feet North 0°16'06" East, parallel to the West line of said D.L.C. and 1792.50 feet, South 89°35'47" East parallel to the South line of said D.L.C., from the Southwest corner of said William Elmore D.L.C.; said point also being the Southeast corner of the plat of Pirtale, as platted and recorded in Volume 12 of Plats, on pages 53 and 54, Records of Island County, Washington; thence North 0°16'06" East along said plat for a distance of 359.92 feet to a point of intersection with the North right-of-way line of 875th Avenue West as conveyed under Auditor's File No. 321891; thence North 0°16'06" East along the East line of said plat for a distance of 220.43 feet; thence South 89°43'54" East for a distance of 139.18 feet; thence South 0°16'06" West for a distance of 125.72 feet to the beginning of a curve to the right whose central angle bears North 89°43'54" West for a radial distance of 302.35 feet; thence along said curve for an arc distance of 56.75 feet to the beginning of a curve to the right whose central angle bears North 78°58'37" West for a radial distance of 25.00 feet; thence along said curve for an arc distance of 35.30 feet to the beginning of a curve to the right whose central angle bears South 1°55'28" West for a radial distance of 216.00 feet; thence along said curve for an arc distance of 19.51 feet to the beginning of a curve to the left whose central angle bears North 19°42'57" West for a radial distance of 90.00 feet; thence along said curve for an arc distance of 31.39 feet to the True Point of Beginning.

LAND SURVEYOR'S CERTIFICATE:

I, JOHN B. PRIEL, do hereby certify that the adjoining Condominium Plan of The Islander fully and accurately depicts the apartment numbers, dimensions, and locations of the apartments as built.

JOHN B. PRIEL
Registered Land Surveyor
Certificate No. 10749



NOTIFICATION

JOHN B. PRIEL, being on oath duly sworn, deposes and says that he is a Registered Land Surveyor, knows the contents of the Land Surveyor's Certification above and the survey map and plans herein, and believes the same to be true.

JOHN B. PRIEL
John B. Priel

Subscribed and sworn before me this 14th day of August, 1980.

Walter A. Piel
Notary Public in and for the State of Washington, residing at *Seaside*



EASEMENT PROVISIONS:

An easement is hereby reserved for, and granted to: PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY, and NATIONWIDE CABLEVISION and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage in which to install, lay, construct, renew, operate and maintain their equipment, and the purpose of providing telephone, cable television, and other property with the utility and other services together with the right to enter upon the tract at all times for the purpose stated.

APPROVAL:
Approved by me this 4th day of Sept., 1980.

Jack E. Wilson
Building Official
City of Oak Harbor
JACK E. WILSON, P.E.

DECLARATION:

Recorded: *Sept 14, 1980*, File No. *373427*
Volume *490*, page *32*, Records of Island County, Washington.

CERTIFICATE OF TITLE:

Recorded _____, Page _____, Records of Island County, Washington.
Volume _____, Page _____, Records of Island County, Washington.

MEASURER'S CERTIFICATE:

I, Patricia C. Pfeiffer, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year *1980, 1981*.

Patricia C. Pfeiffer
PATRICIA C. PFEIFFER

RECORDING CERTIFICATE:

Filed for record at the request of R. NEIL DANARD this 22nd day of *Sept*, 1980, at *3:00* Minutes past *4* P.m., and recorded in Volume *490* of *Sept 14, 1980* Records of Island County, Washington.

R. Neil Danard
Island County Auditor

R. Neil Danard
Deputy Island County Auditor



DECLARATION
KNOW ALL MEN BY THESE PRESENTS that we the undersigned owners in fee simple and/or mortgagee of this property, do hereby submit the property to Horizontal Property Regimes Act, laws of the State of Washington, 1965, Chapter 156, as amended Laws of First Extra Ordinary Session, 1965, Chapter 11, codified in Chapter 64.32 R.C.W., and dedicate the same for condominium purposes. This is not a dedication for public purposes, or to the public, but is made only for the purposes of Horizontal Property Regimes Act and this condominium.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, A.D. 1980.

DANARD CUSTOM HOMES
R. Neil Danard
R. NEIL DANARD, President
Harry J. Schanikow
HARRY J. SCHANIKOW, Secretary-Treasurer
ISLAND SAVINGS & LOAN ASSOCIATION
SM Miller

STATE OF WASHINGTON) ss.
COUNTY OF SNOHOMISH)

This is to certify that on this 14th day of August, 1980, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared R. NEIL DANARD and HARRY J. SCHANIKOW, the President and Secretary-Treasurer, respectively, of DANARD CUSTOM HOMES, a Washington Corporation, that they executed the said Declaration of Dedication, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Walter A. Piel
Notary Public in and for the State of Washington, residing at *Seaside*

STATE OF WASHINGTON) ss.
COUNTY OF *Snohomish*)

This is to certify that on this 19th day of August, 1980, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared *SM Miller*, and *KETH A. FARRKUM*, the *SM Miller*, President, and *KETH A. FARRKUM*, respectively of ISLAND SAVINGS & LOAN ASSOCIATION, a Washington Corporation, that they executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

R. Neil Danard
Notary Public in and for the State of Washington, residing at *Oak Harbor*



